143.0	0006	0012.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 857,500 / 857,500
					USE VALUE: 857,500 / 857,500
					ASSESSED: 857,500 / 857,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALAGUSSA STEFANO/MONICA
Owner 2:	
Owner 3:	
Street 1:	11 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THAYER VIRGINIA B -
Owner 2:	-
Street 1:	11 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,521 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1930 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7521.000	341,000		516,500	857,500
Total Card	0.173	341,000		516,500	857,500
Total Parcel	0.173	341,000		516,500	857,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.37 | /Parcel: 444.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92982

GIS Ref

GIS Ref

Insp Date 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0012.B

!11128!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,000	0	7,521.	516,500	857,500	857,500	Year End Roll	12/18/2019
2019	101	FV	343,000	0	7,521.	484,200	827,200	827,200	Year End Roll	1/3/2019
2018	101	FV	334,700	0	7,521.	400,300	735,000	735,000	Year End Roll	12/20/2017
2017	101	FV	334,700	0	7,521.	368,000	702,700	702,700	Year End Roll	1/3/2017
2016	101	FV	334,700	0	7,521.	335,700	670,400	670,400	Year End	1/4/2016
2015	101	FV	274,600	0	7,521.	329,300	603,900	603,900	Year End Roll	12/11/2014
2014	101	FV	266,700	0	7,521.	306,000	572,700	572,700	Year End Roll	12/16/2013
2013	101	FV	266,700	0	7,521.	291,200	557,900	557,900		12/13/2012

PRINT

Date	Time
12/11/20	01:19:58

LAST REV

Date	Time
03/10/20	10:19:23
danam	
11128	

USER DEFINED

Prior Id # 1:	92982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER VIRGINIA	48534-590		11/21/2006	Change>Sale	490,000	No	No		
THAYER PHILIP S	14939-36		2/14/1979	Family	26,000	No	No		
JOHNSON ERIC W	9575-560		4/13/1960			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2019	1957	Redo Bat	28,710	C				
10/5/2017	1307	Siding	21,000					
2/26/2014	139	Alterati	50,265	O				
5/10/2013	672	Solar Pa	24,940	C				
4/23/2010	349	Renovate	8,800					RENO GAR INTERIOR
2/23/2007	115	Redo Kit	68,500	C		G8	GR FY08	renovate 2 baths a

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
4/20/2018	MEAS&NOTICE	CC	Chris C
6/9/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
6/18/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Measured	372	PATRIOT
3/20/2007	MLS	MM	Mary M
11/16/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7521		Sq. Ft.	Site		0	80.	0.86	9									516,506						516,500	

Total AC/HA: 0.17266 | Total SF/SM: 7521 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 516,506 | Spl Credit | Total: 516,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99690032
Adj $ / SQ:	127.852
Other Features:	106339
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357429
Depreciation:	16442
Depreciated Total:	340987

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

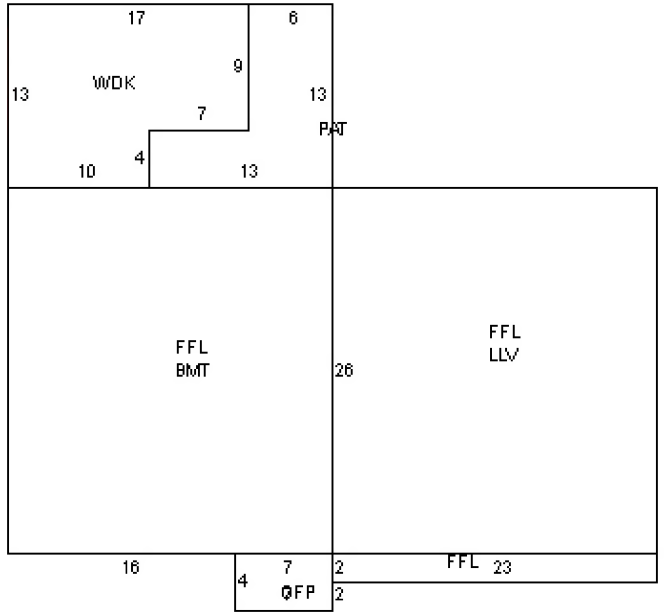
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.85
Special Features:	0	Val/Su Net:	123.33
Final Total:	341000	Val/Su SzAd	274.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	127.850	158,793
BMT	Basement	598	72.880	43,580
LLV	Lower Level	598	74.790	44,727
WDK	Deck	193	11.150	2,151
PAT	Patio	106	5.770	612
OFP	Open Porch	28	43.860	1,228

Net Sketched Area:	2,765	Total:	251,091
Size Ad	1242	Gross Are	2765	FinArea	1930
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
LLV	100	FLA	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc